

**Regular Meeting
Jasper Plan Commission
September 7, 2005**

Due to the length of the Board of Zoning Appeals Meeting, Vice President Rick Gunselman called the Regular Meeting of the Jasper Plan Commission to order at 8:36 p.m. Secretary Butch Schitter took roll call as follows:

| | | | |
|----------------------|----------|-------------------------|----------|
| Tom Kiefer, Pres. | -Absent | Bernita Berger | -Present |
| Rick Gunselman, V.P. | -Present | Norb Kreilein | -Present |
| Butch Schitter, Sec. | -Present | Randy Mehringer | -Present |
| Jim Schroeder | -Present | Patrick Lottes | -Present |
| Lloyd Martin | -Present | Chad Hurm, Eng. | -Present |
| Bob Wright | -Present | Dave Seger, Bld. Comm. | -Present |
| | | Sandy Hemmerlein, Atty. | -Present |

PLEDGE OF ALLEGIANCE

Vice President Gunselman led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Minutes of the August 3, 2005, Regular Meeting were reviewed. Jim Schroeder made a motion to approve the minutes as mailed. Secretary Schitter seconded it. Motion carried 10-0.

STATEMENT

Vice President Gunselman read the following statement. "We are now ready to begin the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

OLD BUSINESS

Application of Alan R. Holweger for secondary approval of a proposed plat of Brentwood Phase II, a subdivision in Jasper, Indiana, and all proposed necessary street and sewer profiles thereof.

Randy Mehringer made a motion to table the public hearing, with the understanding that the petitioner would have to request a new public hearing after next month. Norb Kreilein seconded it. Motion carried 10-0.

Application of Streicher Construction, Inc. and KLN LLC, for approval of a proposed plat of Fairway Park Seventh Addition, a subdivision in Jasper, Indiana, and all proposed and necessary street profiles thereof.

Surveyor Ken Brosmer was present on behalf of Streicher Construction to request secondary approval of a two-lot subdivision, Fairway Park Seventh Addition.

The proposed property is located at 2350 N. Terry Lane. The company plans to use the lots for future storage.

There were no changes in the plat except for some wording in the covenant. Mr. Brosmer read the revised covenant as follows: "Streicher Construction, Inc. shall install a sanitary sewer line to serve Lot 2 if and at any time during their ownership they construct a building on Lot 2 that requires a sanitary sewer line. Otherwise, Streicher Construction shall install a sanitary sewer line to serve Lot 2 prior to the sale of said lot to anyone other than the owners of Lot 1 in this subdivision."

There were no remonstrators present. Randy Mehringer made a motion to close the public hearing. Norb Kreilein seconded it. Motion carried 10-0.

Pat Lottes made a motion to grant secondary approval of a two-lot subdivision, Fairway Park Seventh Addition. Secretary Schitter seconded it. Motion carried 10-0.

NEW BUSINESS

Application of Kimball International, Inc. for the approval of a request to rezone from I-1 (Light Industrial) to I-B (Industrial and Business) Lot 1C and Lot 1D in Kimball Industrial Park to City of Jasper.

Jerry Miller, representing Kimball International, was present to request a rezoning of land from I-1 (Light Industrial) to I-B (Industrial and Business). The proposed property is located west of Dispatch Road.

Mr. Miller displayed a layout of the proposed property, which included the former Kimball Transit building. Mr. Miller said there is a potential buyer for the building to operate it as a professional office. Therefore, in order for a professional office to operate on the proposed lot, it must be rezoned to I-B (Industrial and Business).

There were no remonstrators present. Secretary Schitter made a motion to close the public hearing. Bernita Berger seconded it. Motion carried 10-0.

Engineer Chad Hurm made a motion recommending that the Common Council rezone the property located west of Dispatch Road from I-1 (Light Industrial) to I-B (Industrial and Business) Lot 1C and Lot 1D in Kimball Industrial Park. Jim Schroeder seconded it. Motion carried 10-0.

The Common Council will hold a public hearing at 6:50 p.m. on September 21, 2005, for final approval of the rezoning.

Application of Kimball International, Inc. for the approval of a replat of Kimball Industrial Park Lot 1A.

Jerry Miller, representing Kimball International, was present to request primary approval of a two-lot subdivision, a replat of Lot 1A Kimball Industrial Park. The proposal is to divide part of Lot 1A into two lots, Lot 1C and Lot 1D. Plans are to sell Lot 1C to a prospective buyer to operate a professional office there.

There were no remonstrators present. After some discussion, Secretary Schitter made a motion to grant primary approval of a replat of Kimball Industrial Park Lot 1A. Bernita Berger seconded it. Motion carried 10-0.

Application of Kevin A. Jacob, Terri L. Jacob, Kenneth C. Jacob and Doris L. Jacob, for approval of a proposed plat of Maui Ridge (*changed name to Maple Ridge*), a subdivision in Bainbridge Township, Jasper, Indiana, and all proposed necessary street and sewer profiles thereof.

Surveyor Ken Brosmer was present on behalf of Kevin Jacob to request primary approval of a 10-lot subdivision, Maple Ridge. The proposed property is located north of Whoderville First Addition and west of Whoderville Road.

A letter was received from Dubois Water stating there is sufficient water supply and pressure to serve the 10 homes in the proposed subdivision. The City of Jasper Utility Service Board also approved the plans for sewer.

Richard Abell, of 411 N. Whoderville Road, was present to voice his concerns regarding the sewage system. Mr. Abell said it was his understanding when the sewer was installed in the area several years ago, it was originally designed for 66 families along State Road 164, and in the Whoderville Eastown areas. He would like assurance that the system is going to handle the extra 10 lots since there are empty lots in Whoderville Subdivision that still have not hooked up to the system.

Engineer Hurm said a letter received from Commonwealth Engineers stated that the additional 10 lots in Maple Ridge Subdivision would not affect the ability of the initial lots to connect to the system.

After much discussion regarding issues of sewer and water drainage, Norb Kreilein made a motion to grant primary approval of a 10-lot subdivision, Maple Ridge. Secretary Schitter seconded it. Motion carried 10-0.

Scott and Romy Kissel – Lot of Record.

Scott and Romy Kissel were present to request permission to obtain a building permit for a home they plan to build at 1070 W. 36th Street. The Kissels purchased the piece of property from Dr. Jack Bies. Dr. Bies originally purchased the land in 1973, which was prior to the ordinance.

Jim Schroeder made a motion to allow a building permit for the property located at 1070 W. 36th Street. Lloyd Martin seconded it. Motion carried 10-0.

Larry Jones – Last Remaining Parcel.

Phil Buehler, of Brosmer Land Surveying, was present on behalf of Larry Jones to request a building permit using a last remaining parcel. Mr. Jones recently purchased some property located on Giesler Road.

Plans are to remodel and maintain ownership of the existing home. Mr. Jones would then rent the home. The second lot would be put up for sale.

Lloyd Martin made a motion to allow a division of land on a last remaining parcel, pursuant to Section 17.04.110 (3). Norb Kreilein seconded it. Motion carried 10-0.

Plat Approval Applications.

Engineer Hurm informed the Board that the Building/Planning Department will be reinstating the plat approval application. Items on the application must be checked off, signed and submitted with the application. The application is per the Subdivision Control Ordinance.

Political Sign Memorandum.

Attorney Hemmerlein proposed to the Board that a public hearing be held to amend the language of the sign ordinance, in particular, the section regarding political/election signs. The ordinance specifically says, "Signs advertising candidates standing for election of public office or advertising any proposition to be considered by the electorate may be erected in any district not more than 31 days prior to any primary or general election day and such signs must be removed in not more than 10 days subsequent to any such primary or general election day."

Attorney Hemmerlein said it was brought to her attention that our language is likely unconstitutional as a freedom of speech issue.

After much discussion, the Board agreed to hold a public hearing on amending the language of the sign ordinance, including but not limited to, the section regarding political/election signs.

With no other business at hand, Norb Kreilein made a motion to adjourn the meeting. It was seconded by Bob Wright. Motion carried 10-0, and the meeting was adjourned at 10:12 p.m.

Tom Kiefer, President

A. "Butch" Schitter, Secretary

Kathy M. Pfister, Recording Secretary